

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, August 21, 2003, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEBERS IN ATTENDANCE:** Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley, Carol Walker and Terry Young. Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the meeting held July 17, 2003. Motion for approval made by Berggren, seconded by McKee. Motion for approval carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

**APPLICATION BY DENNY MACOMBER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1444 N. 37<sup>TH</sup> STREET (37<sup>TH</sup> & HOLDREGE) IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT**  
**PUBLIC HEARING:**

August 21, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Denny Macomber appeared to present the application. This is a 1917 home across from the East Campus dairy store. The house has had 2 owners over the years. The previous owner bought the house in 1941. It had been used as a boarding house for college students for about 20 years. The house needs some fixing up. He provided some photographs for the Commissioners. He also presented some site plans of the property. There are no sidewalks on the property. Driveway space is shared with the house to the east. They would like to make 5 or 6 different changes. There is a large veranda out front. There used to be 20 trees on the lot. 10 were removed. They would like to put a garden wall on the Holdrege St. frontage. They are proposing stucco that will seal off the noise. They would like to include this

home in the neighborhood and reorient it more towards 37<sup>th</sup> Street. He would like to remove the old wooden fire escape and remove the door. He would also like to take the old garage space and enlarge it to 2 stalls. Ed Zimmer noted that this would take a variance from the City Board of Zoning Appeals to enlarge the garage.

Mr. Macomber continued that this house was just recently re-roofed. The interior is currently being renovated. The would like to get some of the outside work done while the weather is still nice. The garden wall has built in supports and designed it to mimic the style of the home.

Helwig inquired what the wall will be constructed of. Mr. Macomber replied that it will be a 2x4 frame with 6x6 pillars and 3 layers of stucco.

Berggren questioned the height of the wall. The 37<sup>th</sup> St. view shows that the wall is the same height as the window, but it appears taller on the Holdrege St. side. Mr. Macomber replied that the Holdrege St. side will be 6' to provide for privacy from the noise of Holdrege St., but will be lower on 37<sup>th</sup> St., so it is not closed off from the neighborhood.

Helwig is concerned about the spacing of the posts on the wall. Mr. Macomber noted that Public Works has looked at his design.

Ripley wondered how the posts are anchored. Mr. Macomber replied that they will be cemented in and affixed with metal clamps. They are looking at something that will last a long time, but they are designing it so it can be repaired easily, if need be.

Ripley wanted to know more about the design of the garage. Mr. Macomber replied that their design for a new garage is somewhat unorthodox. One space will be angled to allow for 2 cars to fit in the garage, but not necessitate the removal of a tree by the current garage space.

Helwig stated that it appears the applicant has done his homework. Ripley agreed.

**ACTION:**

August 21, 2003

Helwig moved approval of the addition of the wall, as presented and the approval of the concept of the garage being built on the same location with the final review of the garage design at a later date, seconded by McKee. All the Commissioners agreed that the removal of the fire escape and the removal of the concrete slab were of no material effect.

Motion carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

**APPLICATION BY SEAN CRAIG FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 720 "O" STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

August 21, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Sean Craig appeared to present the application. They are proposing some signage. Initially, different historic signs were looked at. They would like to use backlit stainless steel. The sign itself is a series of stainless steel discs, with acrylic behind it and a neon tube for backlighting.

Berggren is concerned about how this might read with light spilling out the back against the stainless steel.

Ripley is concerned about ambient light spilling into the atmosphere. Mr. Craig doesn't perceive where there will be a lot of light escaping from the sign.

**ACTION:**

August 21, 2003

Helwig moved approval of the sign as presented, seconded by Francis.

Berggren is disappointed that the sign is not mounted parallel with the fascia.

Ripley thinks this is much like a 30 degree blade sign. This is somewhat of a compromise of building identification. He sees the canning of these letters, albeit unconventional, as a way to actually see the sign. He can see the merit for why it is slanted the way it is.

Ripley inquired if there will be more signage to come. Mr. Craig replied that there will be no tenant identification signs on the outside of the building, they will all be inside.

Motion for approval carried 6-1 Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren voting 'no'.

**APPLICATION BY LOFT AT THE MILL FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK at 800 "P" STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

August 21, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Larry Roots appeared to present the application. They are proposing 2 signs. They are locating an art exhibition space on the 3<sup>rd</sup> floor. The first is a sign custom crafted by Metal Arts out of stainless steel with cutouts and a second sign would be engraved marble. The signs would be on the west facade of the building.

Ripley wondered if these signs will be flush to the wall. Mr. Roots replied that the marble will be about 2 inches from the wall. The stainless steel will be a few inches from the wall also.

Ripley wondered about illumination of the stainless steel sign. Mr. Roots replied that they would like to backlight it. There will be spaces to put heavy cardstock posters of upcoming events. These would all be lit with incandescent light.

Helwig wondered if the applicant is on a strict time frame. Mr. Roots replied that there are 2 events that start in September. They would like to have signage before then.

Ripley is inclined to say more detail is needed. He would like to see a cross section of the sign. He doesn't have a problem with the concept, but he would like to see more detail. Berggren noted in looking at the Loft sign, Ripley seems to be saying that this sign is fine with him? Ripley reiterated that he would like to see a cross section of the sign. He can see possible safety problems with the cardstock posters and heat from the lights.

McKee would not have a problem with approving the upper portion of the sign and wait to see final design on the bottom marquee section. He would also have no problem with approving the marble sign.

**ACTION:**

August 21, 2003

McKee moved approval of the upper part of the stainless steel sign, roughly 49" x 49", laser cut 'Loft at the Mill' and the marble Modern Arts sign, seconded by Berggren.

Motion for approval of the signs carried 6-1: Berggren, Francis, Helwig, McKee, Walker and Young voting 'yes'; Ripley voting 'no'.

Ripley moved approval of the concept of the stainless steel marquee portion of the sign, pending receiving a shop drawing, final approval by Ed Zimmer, seconded by Francis. Motion carried 5-2: Berggren, Francis, McKee, Walker and Young voting 'yes'; Helwig and Ripley voting 'no'.

Ripley would like more explanation of what the artwork involves.

Mr. Roots replied that it is a stainless steel ball that was made in Japan. It weighs approximately 500 pounds. It will be set on the corner of the canopy. They are proposing to put it on a circular section of pipe for stability and anchor it to the canopy through the ball.

Berggren wanted to know who owns the ball. Mr. Roots replied that he currently owns the ball.

Berggren doesn't want to get in the position of judging art. Tour de Lincoln is temporary. The locomotive depicts something that is specific to the building. He is troubled with saying that this piece should be there forever. He would like to have the piece stay with the current owner of the building and be removed if the owner sells the building.

Mr. Zimmer stated that this comes with the use of the area directly above the public right-of-way. Docks are becoming private, since they are privately maintained. He sees this as being in the right-of-way. McKee asked him a similar question about precedent for any other piece going in the same place. Mr. Zimmer believes the questions are the same, is it out of scale with the district, is it compatible with a historic district.

Berggren would have felt comfortable with the modern arts space displaying their art. He is still not sure that this is the right location for it.

Mr. Zimmer stated that this is not a sign, it is clearly a work of art. The code says that 6 months after a business is no longer on a location, the sign must be removed.

Berggren moved approval of the stainless steel ball artwork, so long as the current owner owns the building, seconded by McKee.

Ripley inquired about maintenance of the ball. Mr. Roots replied that it will probably take some maintenance. It can be polished. He would like to keep a shine on it.

Motion for approval of the artwork carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

**APPLICATION BY NEBRASKA NEON SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 800"Q" STREET (DBA THE TOOL HOUSE) IN THE HAYMARKET LANDMARK DISTRICT**  
**PUBLIC HEARING:**

August 21, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

Berggren understands that this application is for a painted sign. Mr. Zimmer replied that he was correct.

The Commissioners discussed details of the sign; size, font and color scheme.

Berrgen is leaning towards approval of this sign, but he would like to know that it is not right on the corner of the building.

Mr. Zimmer noted that it appears to be 6" back.

**ACTION:**

August 21, 2003

Francis moved approval subject to the sign being placed 6" back from the corner, seconded by Walker.

Berggren believes this is a very reasonable request.

Motion for approval carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

**APPLICATION BY MICHAEL JAMES FOR DESIGNATION AS A LINCOLN LANDMARK  
OF THE R.O. STAKE HOUSE, 145 S. 28<sup>TH</sup> STREET, IN ACCORD WITH LMC 27.57.120  
PUBLIC HEARING:**

August 21, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Mr. Zimmer presented slides of the property. The house has wonderful integrity.

**ACTION:**

August 21, 2003

Berggren moved approval, seconded by Walker. Motion for approval carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

**REVIEW OF NATIONAL REGISTER NOMINATION FOR GOVERNMENT SQUARE (OLD  
FEDERAL BUILDING, "COMFORT STATION" AND OLD CITY HALL  
PUBLIC HEARING:**

August 21, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

The "Comfort Station" was discussed.

Mr. Zimmer inquired if the Commission believes this application is National Register worthy. Ripley believes it is. The Commissioners agreed.

**ACTION:**

August 21, 2003

Helwig moved approval , seconded by Francis. Motion carried 6-0

**REVIEW OF NATIONAL REGISTER NOMINATION FOR STUART BUILDING (AKA UNIVERSITY TOWERS), 128 N. 28<sup>TH</sup> STREET**

**PUBLIC HEARING:**

August 21, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

Mr. Zimmer believes this building is still National Register eligible, even though it has had extensive work done on it.

**ACTION:**

August 21, 2003

McKee moved approval, seconded by Walker. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

**APPLICATION BY BUZZARD BILLY'S FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE LAU BUILDING, 233 N. 8<sup>TH</sup> STREET, IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

August 21, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

Mr. Zimmer stated that Building and Safety required the position of the sign to be moved slightly.

The Commissioners agreed that this was of no material effect.

**APPLICATION BY JON CAMP ON BEHALF OF VINCENZO'S FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE HARPHAM BUILDING 808 "P" STREET, IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

August 21, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

No one appeared.

There being no further business, the meeting was adjourned at 3:30 p.m.